

138.0

0003

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,155,900 / 1,155,900
USE VALUE: 1,155,900 / 1,155,900
ASSESSED: 1,155,900 / 1,155,900
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARRISON JAMIE ANNE	<input type="checkbox"/>
Owner 2: HARRISON RANE ALEXANDER	<input type="checkbox"/>
Owner 3: <input type="checkbox"/>	

Street 1: 60 PLEASANT VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: DOLAN DAVID D & SARA Q -

Owner 2: -

Street 1: PO BOX 292

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 2652 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7167		Sq. Ft.	Site		0	90.	0.89	10									571,509						571,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										88602
										GIS Ref
										GIS Ref
										Insp Date
										06/28/17

USER DEFINED

Prior Id # 1:	88602
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:57:55
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 138.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	584,400	0	7,167.	571,500	1,155,900	1,155,900	Year End Roll	12/18/2019
2019	101	FV	448,100	0	7,167.	603,300	1,051,400	1,051,400	Year End Roll	1/3/2019
2018	101	FV	224,000	0	7,167.	444,500	668,500	668,500	Year End Roll	12/20/2017
2017	132	FV		0	7,167.	31,900	31,900	31,900	Year End Roll	1/3/2017
2016	132	FV		0	3,070.	23,800	23,800	23,800	Year End	1/4/2016
2015	132	FV		0	3,070.	20,000	20,000	20,000	Year End Roll	12/11/2014
2014	132	FV		0	3,070.	19,500	19,500	19,500	Year End Roll	12/16/2013
2013	132	FV		0	3,070.	18,600	18,600	18,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D &	70680-25		2/28/2018		1,150,000	No	No		
SINCLAIR ROBERT	65878-207		8/7/2015	Mult Lots	800,000	No	No		
	12460-147		6/21/1973	Mult Lots		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2017	102	New Buil	300,000	O				
11/16/2016	1406	Foundati	25,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
6/25/2018	Permit Visit	DGM	D Mann
6/28/2017	Measured	DGM	D Mann
6/27/2017	Permit Visit	DGM	D Mann
5/30/2017	Permit Visit	DGM	D Mann
11/9/1999	Vacant Lot	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

